



CITY OF  
**ISSAQUAH**  
WASHINGTON

**Development Services**

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425-837-3100  
[issaquahwa.gov](http://issaquahwa.gov)

May 17, 2018

Cliff Gehrett  
19124 12<sup>th</sup> Ave NW  
Shoreline, WA 98177

**Subject:** Permit #ASDP17-00005

**Project Name:** Green Grotto

Thank you for your resubmittal of information in response to the City's correction letter dated September 13, 2017. The Development Services Department has completed a review of your resubmittal information and has noted several items that must be resolved before the permit review may continue.

Please review and respond to all of the comments on the attached list and revise the drawings as necessary. Additionally, to help the City respond more quickly, please provide a written narrative describing how each comment is addressed and show all revisions to the drawings as "clouded" or otherwise marked.

To avoid delays, please direct all correction submittals and revisions electronically to [MyBuildingPermit.com](http://MyBuildingPermit.com).

If you have particular questions or need clarification relating to any comment, contact the reviewer directly. A list of reviewers, along with their email and phone number, is on the last page.

Sincerely,

DEVELOPMENT SERVICES DEPARTMENT

David Favour  
Counter Services Manager

cc: Staff Reviewers  
File

**CORRECTIONS**  
**Green Grotto**  
**File No. ASDP17-00005**  
**22106 SE 51<sup>st</sup> Street**  
**May 17, 2018**

**Engineering (Denise Pirola, Stacey Rush)**

1. Compliance is required with 2014 Ecology Storm Water Management Manual for Western WA and 2017 Issaquah Addendum to the City adopted storm design manual. The proposed drainage design is not compliant based on the following reasons:
  - a. Minimum Requirement #7: Provide Standard Flow Control.  
Hydrologic modeling parameters used to meet an exemption from flow control (less than a 0.15cfs increase in 100yr flow) are incorrect. Projects are required to use “forested” land cover for the pre-developed condition per 2017 Addendum to Storm Water Design Manual (Table 1-1, and Section 2.4.7.3). Submitted design used “existing” conditions (including lawn and impervious area) as the pre-developed condition.
  - b. Drainage Conveyance.  
Storm water runoff must be adequately captured and conveyed to a public drainage system, or 100% dispersed/infiltrated on site. Proposed drainage plan must include capture, detention, and conveyance of all new and replaced impervious areas, and must include adequate discharge connection from the site (typically to the public storm drainage system). Storm runoff from the existing structure must be captured and conveyed with the proposed storm system.
2. Please submit a Traffic Impact Analysis. The analysis guidelines are on our website [located at this link](#).

Response to 1<sup>st</sup> resubmittal of traffic information: The city has discretion to require a Traffic Impact Analysis when the proposed trips are less than 30 peak hour trips (applicant response shows 25 trips). A Traffic Impact Analysis is required due to: low sample size (4) in the ITE manual; higher trips at the existing marijuana store at 230 NE Juniper Street; intersection of multiple private drive ways.

The analysis must include and address the following issues:

- a. Project description clarification. The submitted traffic study states on page 2, “The intent clientele of this particular site is to provide for medical distribution of marijuana products and is not intended for retail sales based on discussion with the client.” However the application states the use will be a “recreational/medical retail marijuana store”. Please clarify the scope of the project. Please also adjust the traffic trips to reflect the intended use of the project.
- b. Determine the number of generated trips and the number of needed parking stalls during the PM peak period. The number of trips proposed by the applicant to be generated by this land use seems low; the November 2017 counts collected on NE Juniper Street in front of the Issaquah Cannabis Company show higher numbers (counts available from Fay Schafi, Public Works Engineering, [Fays@issaquahwa.gov](mailto:Fays@issaquahwa.gov)).

- c. Please provide a copy of *all* pages of the ITE Trip Generation Manual Land Use 882 (especially the description page).
  - d. Study three similar marijuana retail stores to determine the number of site generated trips during the PM peak period and the number of needed parking stalls. One of the stores must be the Issaquah store at 230 NE Juniper Street.
  - e. Evaluate driveway safety and operations (intersection of multiple private drive ways; pedestrian safety and circulation from East Lake Sammamish Parkway to building; turning movement conflicts and safety issues at multiple intersections along the private drive, turning movement conflicts in and out of the driveway at East Lake Sammamish Parkway, impacts on E. Lake Sammamish Parkway operations, etc.).
  - f. Chapter 6.0 and 12.0 requires the drive from East Lake Sammamish Parkway to the building to meet the appropriate cross section shown in Chapter 6.0. Revise the plans to show a full street section or apply for an Administrative Adjustment of Standards to request a reduction to this requirement.
  - g. The table of vehicular parking spaces, Chapter 8.10, does not list a marijuana retail store, therefore please provide information to determine the required number of stalls. The process should be similar to the methodology to determine traffic counts: evaluate 3 marijuana retail stores including the 230 NE Juniper Street store to determine the number of parking stalls required to address the peak hour demand. If there is not sufficient parking, identify other parking options such as sharing nearby parking. See the Central Issaquah parking code, Chapter 8.0 for options.
  - h. Parking lot layout. Please dimension the distance behind the head-in stalls next to the building. The parking code requires at least 24' back up length. If this can't be met, revise the layout to provide this room.
  - i. Identify improvements and adjust the proposal as needed to mitigate traffic and parking impacts identified from the traffic and parking analysis. Improvements may include, but not be limited to, vehicle turning movement improvements to East Lake Sammamish Parkway; vehicle, bike and pedestrian improvements to the private driveway; parking improvements, other improvements as may be needed.
3. Submit a revised Transportation Concurrency application including the number of new trips determined from the above Traffic Impact Analysis. Pay the associated fee.
  4. In addition to the letter provided by Heather Burgess, provide more information regarding the 60' easement. Identify the properties on a map showing the location of the Grantees and the Grantors, the location and width of the easement, and the rights of this property to make physical road improvements to adjacent properties. Also address the access and utility easement rights from this property to the property to the north and east. For example, provide documentation showing the proposed parking lot improvements are acceptable within this easement and allow future 60' access and utility improvements to extend to the property north and east of this lot.
  5. Address the comments of the reviewing authority, Sammamish Plateau Water. See attached.

**Land Use (David Favour)**

1. In addition to the Top of Slope notation on the plans, on all plan sheets shown the location of the Slope Buffer, Building Setback Line from the Buffer, and NGPE. This information is shown on the recorded documents from earlier permits, LLA15-00006 and PLN04-00098.
2. It is not clear whether all proposed improvements including drive, parking, sidewalk, and retaining wall improvements are located outside the Buffer. Please overlay improvements on the information above. If a further reduction is requested and possible under the code, then a revised Geotechnical Report, with double peer reviews, will be required to evaluate slope impacts.
3. On the Landscape Plan please show tree protection measures prepared by a certified arborist for all existing trees to be disturbed within the dripline.
4. Incorporate all parking lot and site changes necessary to address the Traffic and Parking Analysis discussed above.
5. Retaining walls along parking and sidewalk areas: Provide design details. Show a railing for all retaining walls greater than 30" in height. Provide structural engineering for all walls greater than 4' tall.
6. Provide details of the colors and materials of the waste enclosure and doors.
7. Revise the building design and elevations to the extent feasible and practical to comply with the Central Issaquah Development and Design Standards focusing on Chapter 14 Buildings, with emphasis on the applicable items in Section 14.4 Ground Level Details.

**Reviewer Contact Information**

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DP Denise Pirolo, [DeniseP@issaquahwa.gov](mailto:DeniseP@issaquahwa.gov); 425-837-3092  
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May 17, 2018

Ms. Angie Aldrich  
Permit Technician  
City of Issaquah  
1775 – 12<sup>th</sup> Ave. NW  
Issaquah, WA 98027-3409

**RE: Green Grotto – Review 01  
Permit ASDP17-00005 (Parcel #2124069062)**

Dear Ms. Aldrich:

The District has reviewed the building permit tenant improvement information received on April 25, 2018 for the subject project for conformance with the District's standards for backflow prevention for commercial facilities and sewer grease interception provisions. The District's comments are noted below.

1. **Verify that the existing fire hydrant coverage is adequate.** – The response comment provided does not adequately answer the District's comment. In addition, if a new fire hydrant is required then a Developer Extension Agreement will be required for the design and installation for the new fire hydrant.
2. **New internal and external backflow prevention devices** – The plans do not show the addition of the new backflow prevention devices. The response letter does state that the backflow prevention devices will be shown on the final permit drawings. **The District would request that these drawings be submitted to the District for review.**
3. **New Irrigation Meter and DCVA** – The plans do not show the location of the new irrigation meter and DCVA backflow prevention device. The response letter does state that the new irrigation meter and DCVA backflow prevention device will be shown on the final permit drawings. **The District would request that these drawings be submitted to the District for review.**
4. **Fire Sprinkler System and DCDA** – The plans do not show the location of the fire sprinkler connection or the DCDA vault. The response letter does state that the fire sprinkler system and DCDA will be shown on the final permit drawings. **However, the design of the fire sprinkler connection and DCDA vault must be done under a Developer Extension Agreement. Please confirm that a fire sprinkler system is being required for the building.**

Angie Aldrich

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5. **Grease Interceptor** – The proposed project does not require the design and installation of a gravity grease interceptor.

Cross Connection and Backflow Prevention for the purpose of protecting the public health, is a joint effort between the Local Plumbing Jurisdictions and the District.

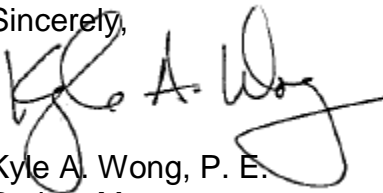
Following completion of the permit process and the testing of the backflow prevention device(s), please have the applicant complete the following:

- Provide the District with passing backflow prevention test reports from a state-certified backflow assembly tester.
- Contact the District for inspection of the installation prior to the City of Sammamish issuing a Certificate of Occupancy. The District reserves the right to require modifications of the installation, regardless of approvals of other agencies.

If you have any questions in regard to this review, please feel free to contact me.

If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kyle A. Wong', with a stylized flourish at the end.

Kyle A. Wong, P. E.  
Project Manager